



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**WEDNESDAY, AUGUST 23, 2023**  
**5:30 PM AT CITY HALL, 220 CLAY STREET**

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**Call to Order and Roll Call**

**Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes of July 26, 2023

**Public Comments**

**Special Order of Business**

2. Introduction to Kevin Rogers, City Attorney; and Chelsie Luhring, Diversity, Equity and Inclusion (DEI) Specialist; and introducing training resources for City Boards and Commissions

**Old Business**

3. **Zoning Code Text Amendment – On-Street Parking as Shared Parking (TA23-004)**  
**Petitioner:** Cedar Falls City Council  
**Previous discussion:** July 26, 2023  
**Recommendation:** *Re-set the public hearing (due to Courier error)*  
**P&Z Action:** *Re-set the public hearing to September 13, 2023*

**New Business**

4. **Master Plan Amendment– Arbors Subdivision (MP23-003)**  
**Petitioner:** Midwest Development Co., Owner; CGA Engineering, Engineer  
**Previous discussion:** None  
**Recommendation:** *Review and continue the discussion to September 13, 2023*  
**P&Z Action:** *Review and continue the discussion to September 13, 2023*
5. **Preliminary Plat Amendment– The Arbors Subdivision (PP23-003)**  
**Petitioner:** Midwest Development Co., Owner; CGA Engineering, Engineer  
**Previous discussion:** None  
**Recommendation:** *Review and continue the discussion to September 13, 2023*  
**P&Z Action:** *Review and continue the discussion to September 13, 2023*

**Commission Updates**

**Adjournment**

Reminders:

- \* Sept 13 and Sept. 27 - Planning & Zoning Commission Meetings
- \* Sept 5 and Sept 18 - City Council Meetings

**Cedar Falls Planning and Zoning Commission**  
**Regular Meeting**  
**July 26, 2023**  
**Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on July 26, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Crisman, Grybovych, Hartley, Larson, Leeper and Moser. Lynch and Stalnaker were absent. Karen Howard, Planning & Community Services Manager, Thomas Weintraut, Planner III, and Jaydevsinh Atodaria, Planner I were also present.

- 1.) Chair Lynch noted the Minutes from the June 28, 2023 regular meeting are presented. Ms. Crisman made a motion to approve the Minutes as presented. Mr. Leeper seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Crisman, Grybovych, Hartley, Larson, Leeper and Moser), and 0 nays.
- 2.) Mr. Larson asked that the agenda be re-ordered as he will have to abstain from some of the items. The first item of business became a zoning code text amendment regarding on-street parking as shared parking. Acting Chair Hartley introduced the item and Ms. Howard provided background information. She explained that this is related to on-street parking being counted toward shared parking in the downtown area that City Council has petitioned to eliminate. She provided background and spoke about information that has been discussed at previous meetings. There were no comments or questions.

Ms. Grybovych made a motion to set public hearing for August 9, 2023. Mr. Larson seconded the motion. The motion was approved with 6 ayes (Alberhasky, Crisman, Grybovych, Hartley, Larson and Moser), and 1 nay (Leeper).

- 3.) The next item for consideration by the Commission was an RP Master Plan Amendment for Autumn Ridge Development and a preliminary plat for Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions. Mr. Larson recused himself from these items. Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that the items have been discussed at the previous three meetings so he gave a brief update, noting that it has been recommended to defer the discussion to the September 13, 2023 meeting. Ms. Crisman asked if there is a deadline of how long this item can continue to be deferred. Ms. Howard stated that that is up to the Commission to discuss and decide.

Cindy Luchtenberg, 4322 W. 1<sup>st</sup> Street, read an email sent to the Commission and staff. She thanked them for their work and was encouraged that Maria Perez came to inspect the area to see any issues that may be taking place. She stated that she feels that the developer should go back to the original plan that was promised and that the majority of the lots are too small, causing extreme density. She also asked that Mr. Happel put a stipulation into the deed that the proposed duplexes can be owner occupied only. She stated further concern that there would be more duplexes created than initially proposed.

Ms. Moser made a motion to defer the discussion to the September 13, 2023 meeting. Mr. Leeper seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Crisman, Grybovych, Hartley, Larson, Leeper, Lynch, Moser and Stalnaker), and 0 nays.

- 4.) The Commission then considered for a preliminary plat for Ashworth North Subdivision. Acting Chair Hartley introduced the item and Mr. Weintraut provided background information. He

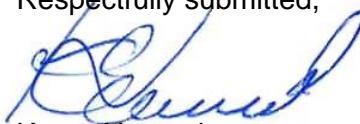
explained that the site is on the west side of Hudson Road and that the developer is seeking approval for the preliminary plat submitted. He discussed drainage plans, sidewalk installation, and utilities. Staff recommends approval subject to City technical requirements.

Mr. Leeper made a motion to approve the item. Ms. Crisman seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Crisman, Grybovich, Hartley, Larson, Leeper and Moser), and 0 nays.

- 5.) As there were no further comments, Mr. Leeper made a motion to adjourn. Ms. Moser seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Crisman, Grybovich, Hartley, Larson, Leeper and Moser), and 0 nays.

The meeting adjourned at 6:00 p.m.

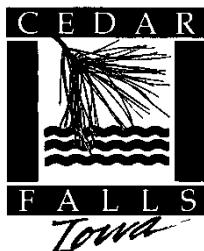
Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Assistant



## DEPARTMENT OF COMMUNITY DEVELOPMENT

**City of Cedar Falls  
220 Clay Street  
Cedar Falls, Iowa 50613  
Phone: 319-273-8606  
Fax: 319-273-8610  
[www.cedarfalls.com](http://www.cedarfalls.com)**

### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning & Zoning Commission  
**FROM:** Karen Howard, AICP, Planning & Community Services Manager  
**DATE:** August 23, 2023  
**SUBJECT:** Petition from City Council to Amend parking requirements in the Downtown Character District (TA23-004)

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On March 20, 2023, the City Council considered the Planning and Zoning Commission's recommendation regarding their request to eliminate the shared parking requirements in the Downtown Character District (CD-DT). The Commission recommended against eliminating the shared parking requirements and on a split vote, the ordinance amendment failed to pass at Council, so the shared parking requirements remain unchanged. At that same meeting, the Council made a referral to petition the Planning and Zoning Commission to consider amending the zoning code to eliminate the provision that allows on-street parking that directly abuts a property to count toward the shared parking requirement for any new development on the property that requires shared parking.

### Background

In the Downtown Character District, for a new development project that contains apartments or upper floor commercial uses, a certain number of shared parking spaces must be provided. These are in addition to the required parking spaces for the project. The shared parking requirement is intended to provide a small amount of publicly available parking to the downtown area for visitors and customers to use in locations where public parking is in short supply. To help alleviate the cost of making this contribution to the supply of publicly available parking and to prevent this requirement from becoming so onerous on tight development sites that it prevents projects from occurring, the ordinance is written to provide flexibility on how the shared parking requirement is met. To that end, shared parking spaces may be located on the development site or on another private property within a 600-foot walking distance from the site (approximately 2 blocks). In addition, any on-street parking that directly abuts the property may be counted toward the development's shared parking requirement. This last provision was intended to mirror how the parking requirements were administered in the Central Business District Overlay (CBD) prior to adoption of the new code. In the previous CBD Overlay the parking requirements for upper floor residential uses were rather ambiguous and were thus established through a review at P&Z and Council. In practice, any on-street parking spaces that directly abutted the property counted toward the visitor parking requirement. The thought was that if parking was already available for visitors next to the site, the developer didn't need to provide extra parking on the private property for visitors.

The City Council has requested that the Commission consider eliminating the provision in the Downtown Character District Code that allows on-street parking to count toward a development's shared parking requirement.

Specifically, delete Section 26-196E., Special Parking Standards.

If eliminated, the shared parking requirement would have to be provided on the private development site and/or on another private property within 600 feet walking distance. The latter would require a binding agreement between the two properties to ensure the shared parking spaces were available to the public to use during the designated times as approved by the City.

### **RECOMMENDATION:**

*At the July 26<sup>th</sup> P&Z meeting, the Commission voted to set the public hearing for the August 9<sup>th</sup> meeting. Per City Code, a public hearing notice is required to be published in the Courier a week in advance of the public hearing date. Unfortunately, the Courier made a mistake and did not publish the notice, so at the August 23<sup>rd</sup> meeting, the Commission needs to take another vote to set the public hearing date for the September 13<sup>th</sup> meeting.*

Therefore, staff recommends that the Commission set a public hearing for the September 13<sup>th</sup> meeting on the petition from the City Council to consider deleting City Code Section 26-196E., Special Parking Standards.



## DEPARTMENT OF COMMUNITY DEVELOPMENT

**City of Cedar Falls**  
**220 Clay Street**  
**Cedar Falls, Iowa 50613**  
**Phone: 319-273-8600**  
**Fax: 319-268-5126**  
**www.cedarfalls.com**

### MEMORANDUM

#### Planning & Community Services Division

**TO:** Planning and Zoning Commission  
**FROM:** Michelle Pezley, Planner III  
**Matthew Tolan, EI, Civil Engineer II**  
**DATE:** August 23, 2023  
**SUBJECT:** MP23-003: Revision of Arbor's Master Plan

**REQUEST:** Request to amend the approved Master Plan for Arbor's Subdivision

**PETITIONERS:** CGA, Engineers and Midwest Development Co., property owners.

**LOCATION:** 25.25 acres; north of W. Viking Road, west of Arbors Dr.

**PROJECT #:** MP Master Plan Amendment for Arbors Subdivision

#### PROPOSAL

The applicant owns 25.27 acres on two parcels located north of W. Viking Road and West of Arbors Drive within the RP Zoning District. The RP Zoning District requires a master plan. The applicant proposes changes to the master plan to change some of the lots designated for bi-attached dwellings to single family lots. The changes proposed to the preliminary plat are reviewed under a separate agenda item (PP23-003).



#### BACKGROUND:

In April of 2014, the City Council approved the rezoning of this area from A-1 Agricultural to RP Planned Residential District as well as approving a Preliminary Plat for this subdivision (82.5 total acres). The original RP District Plan and Preliminary Plat showed a future build-out for up to 204 lots containing one and two -family dwellings in six "phases". The first three phases are developed as proposed in the original preliminary plat. In May of 2020, the City Council approved a revised preliminary plat and RP District Master Plan to include 39 bi-attached dwellings and realign the streets to increase the total build-out of Arbors to be 239 lots. Phases 1-4 consists of 142 residential lots leaving 97 lots yet to develop. The following table shows the number of lots in the final two phases of this subdivision that were approved in 2020.

Phase	No. of Single Unit Lots	No. of bi-attached lots	Total
Fifth	32	16	48
Sixth	23	26	49
Total	55	42	97

## ANALYSIS

The applicant now requests to remove the bi-attached lots in the preliminary plat for the original Phase 5, which reduces the number of residential lots by 5 units. They are also requesting to change phase five into two phases, for a total of 7 phases as shown in Plan B (attached). The following table shows the revised number of lots proposed:

Phase	No. of Single Unit Lots	No. of bi-attached lots	Total Lots
Fifth	21	0	21
Sixth	22	0	22
Seventh	23	26	49
Total	66	26	92

To accommodate any future changes to the type of lots (single family vs. bi-attached), the applicant is requesting approval of two different options for their master plan: Plan A shows the master plan as approved in May of 2020 including the bi-attached units in Phase 5 (see attached) and Plan B, which shows the master plan that converts 10 bi-attached lots to 5 single family detached lots and illustrates the minor change to the phasing (see attached). If both are approved, the applicant will not need to change the master plan again if they decide to go back to the bi-attached units. Staff notes that the preliminary plat will need to be conforming to the master plan, and the final plat will need to be in conformance of the preliminary plat.

## **The Amendment**

There are a number of elements that are required to be addressed in a master plan. A majority of these have been addressed as part of the overall development in the 2020 amendment; however, the following items should be examined specifically to this amendment:

- (1) Streets, drives, accessways, and sidewalks.
- (2) Phasing

### **Streets, drives, accessways and sidewalks**

The master plan for pedestrian traffic, locations of streets and sidewalks have not changed with this amendment. The master plan, Plan B will reduce the number of driveways and access points to Fernwood Drive, by removing the bi-attached lots. However, in the future, if someone wants to add a bi-attached unit in revised Phase 5 or 6, they will not need to revise the master plan to have the additional unit approved.

**Phasing**

The applicant proposes to divide the original Phase 5 into two phases as indicated above. The additional phase will not change the pattern of development, which extends from north to south, rather it just reduces the number of lots per phase.

**Process:**

The preliminary plat will need to be in conformance to the approved master plan, and the final plat will need to be in conformance of the preliminary plat. Approval of a master plan with two options will allow the revised preliminary plat (that is reviewed as a separate agenda item) to be in conformance of the master plan.

**TECHNICAL COMMENTS**

Cedar Falls Utilities (CFU) has reviewed the revised Master Plan for The Arbors subdivision and has no objections.

**Neighbor Notice:**

A courtesy notice to nearby property owners was mailed on August 16, 2023.

**RECOMMENDATION**

Staff recommends gathering any comments from the Planning and Zoning Commission and public and continuing the discussion at the next Planning and Zoning Commission meeting on September 13, 2023.

**PLANNING AND ZONING**

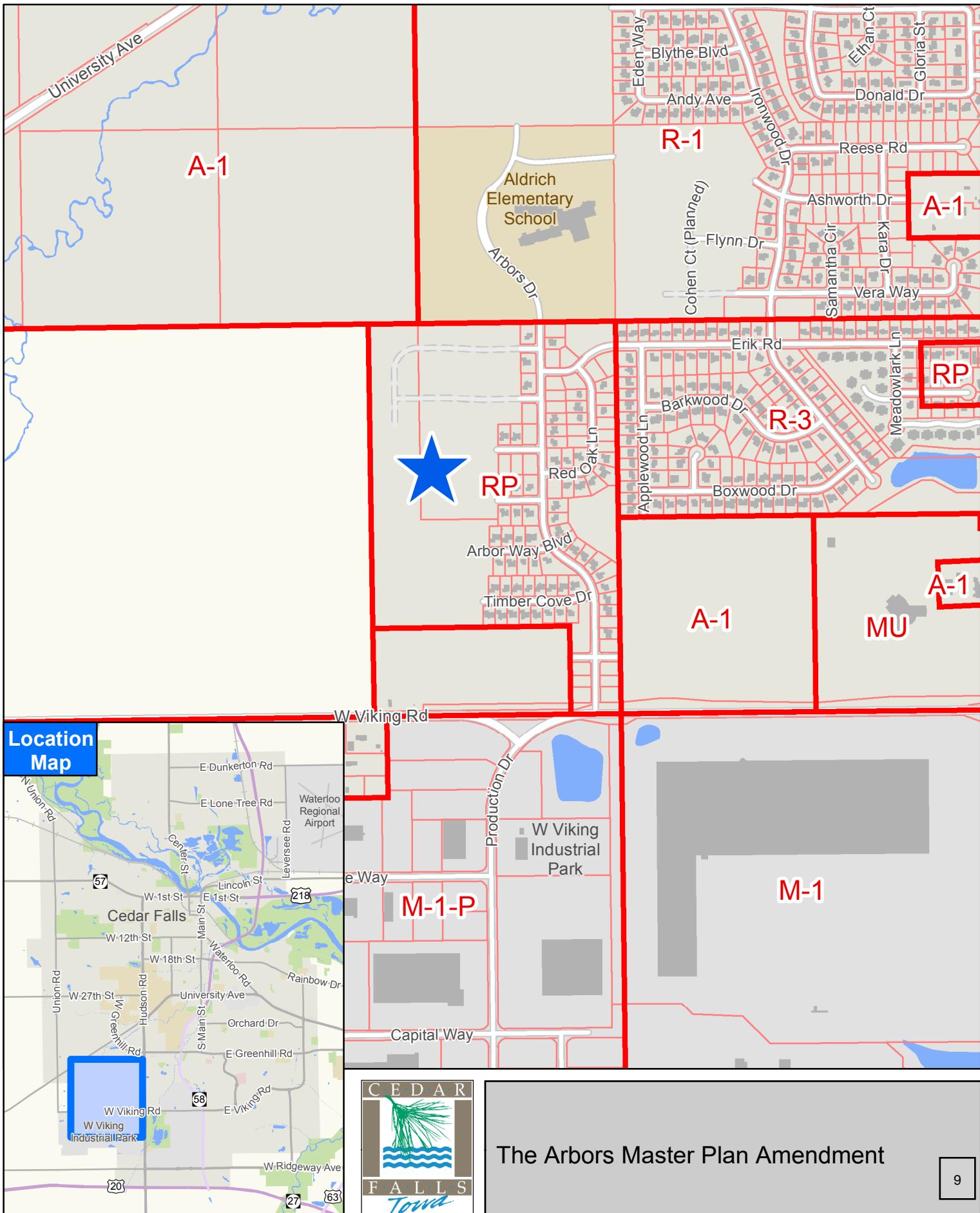
Discussion

8/23/23

# Cedar Falls Planning & Zoning Commission

## August 23, 2023

Item 4.



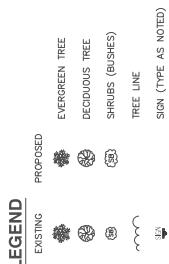
# PLAN A

## THE ARBORS FOURTH, FIFTH, AND SIXTH ADDITION

### PRELIMINARY PLAT

CEDAR FALLS, IA

MAY 2020

**SURVEYOR AND ENGINEER**

MARC L. HOOD, PLS,  
DARBY R. ARTHUR, PLS  
CLARKSON-EARHART ASSOCIATES  
P.O. BOX 734 • 16 E. MAIN STREET  
WATERLOO, IOWA 50178  
(641) 238-2200

**ZONING INFORMATION:**

RE: UNLESS NOTED OTHERWISE  
**SURVEY REQUESTED BY:**  
PROJECT DEVELOPER, INC.

**SETBACK DATA**

FRONT YARD = 28 FT  
REAR YARD = 30 FT  
SIDE YARD = 5 FT, /-1/2", EXCEPT AS NOTED

**SEE DEED OF DEDICATION****CLOSURE:**

- ALL SUBDIVISION BOUNDARIES ARE WITHIN REESES RD, EXCEPT FOR THE CLOSURE BEING TO THE ENTRANCE LOT.
- ALL LOTS ARE WITHIN THE 1:500 EIRION OF CLOSURE REQUIREMENT.
- ALL BEARINGS ARE THE RESULT OF G.P.S.
- GOVERNMENT CORNER MONUMENT FOUND SET IN 12' X 30' REARWARD ORANGE PLASTIC
- PARCEL ON LOT CORNER MONUMENT FOUND AS NOTED ON PLAN
- SET 12' X 30' REARWARD ORANGE PLASTIC
- D.CAP #22024
- RECORDED AS

**SURVEY LEGEND**

▲ GOVERNMENT CORNER MONUMENT SET

● PARCEL ON LOT CORNER MONUMENT FOUND

○ AS NOTED ON PLAN

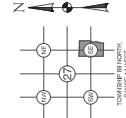
■ SET 12' X 30' REARWARD ORANGE PLASTIC

( ) RECORDED AS

**TRACTS**

A. - STREAMWATER MANAGEMENT  
B. - STREET RIGHT OF WAY

PHASE	LOTS	TRACT
4	53	A & "B"
5	48	"A & "B"
6	49	"B"
TOTAL	150	



<p>I hereby certify that this land surveying instrument was precisioned and tested and my direct personal supervision and that I am a duly licensed professional engineer under the laws of the State of Iowa.</p> <p>Marc L. Hood, PLS Iowa License Number 22024 My License Renewal Date is December 31, 2018</p>	
<p>Pages or sheets contained by this seal: _____</p>	

<p>I hereby certify that this engineering document was prepared by me or under my direct personal supervision and test and is a duly licensed professional engineer under the laws of the State of Iowa.</p> <p>Darby R. Arthur, PE Iowa License Number 20477 My license renewal date is December 31, 2020</p>	
<p>Pages or sheets contained by this seal: _____</p>	

**PRELIMINARY PLAT**

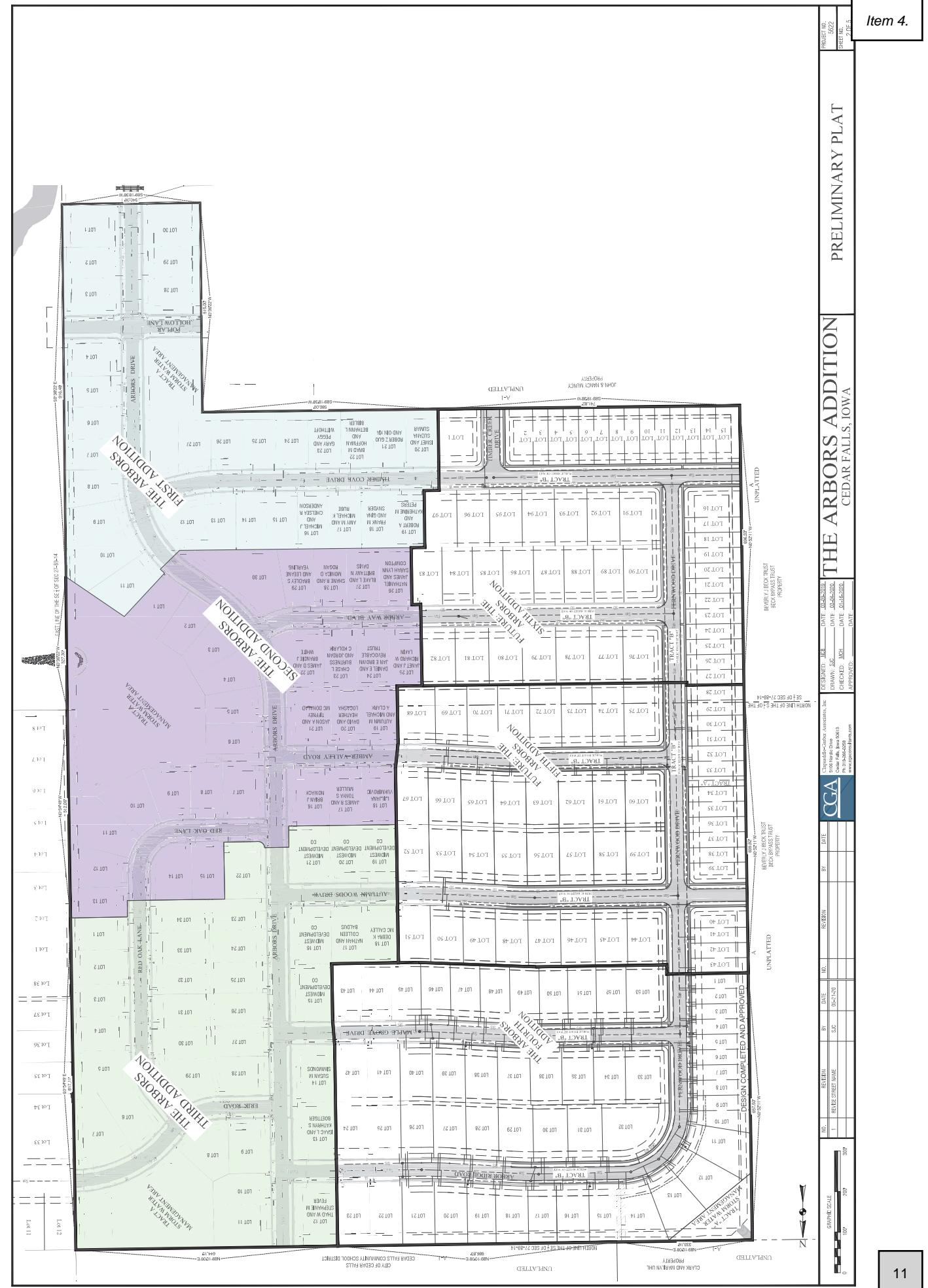
THE ARBORS ADDITION

CEDAR FALLS, IOWA

PROJECT NO. 5622

SHEET NO. 1

1 of 1



# PLAN B

## THE ARBORS REVISED MASTER PLAN

CEDAR FALLS, IA  
JULY 2023

PHASE	TOTAL LOTS	SINGLE FAMILY	BI-ATTACHED	ACRES	DWELLING UNITS PER ACRE
1	30	30		11.71	2.56
2	30	30		14.29	2.10
3	34	34		14.70	2.31
4	53	43	10	15.96	3.32
5	21	21		6.96	3.02
6	22	22		6.75	3.26
7	49	23	26	12.21	4.01
OVERALL DEVELOPMENT TOTAL	239			82.58	2.89

### OWNERS OF RECORD

MIDWEST DEVELOPMENT CO.  
411 FIRST AVENUE SE  
CEDAR RAPIDS, IA

### SURVEYOR AND ENGINEER

TRAVIS R. STEWART, P.L.S.  
ADAM C. DATERS, P.E.  
CLAPSADDLE-GARBER ASSOCIATES  
P.O. BOX 754 - 16 E. MAIN STREET  
MARSHALLTOWN, IOWA 50158  
(641)752-6701

### ZONING INFORMATION:

RP (UNLESS NOTED OTHERWISE)

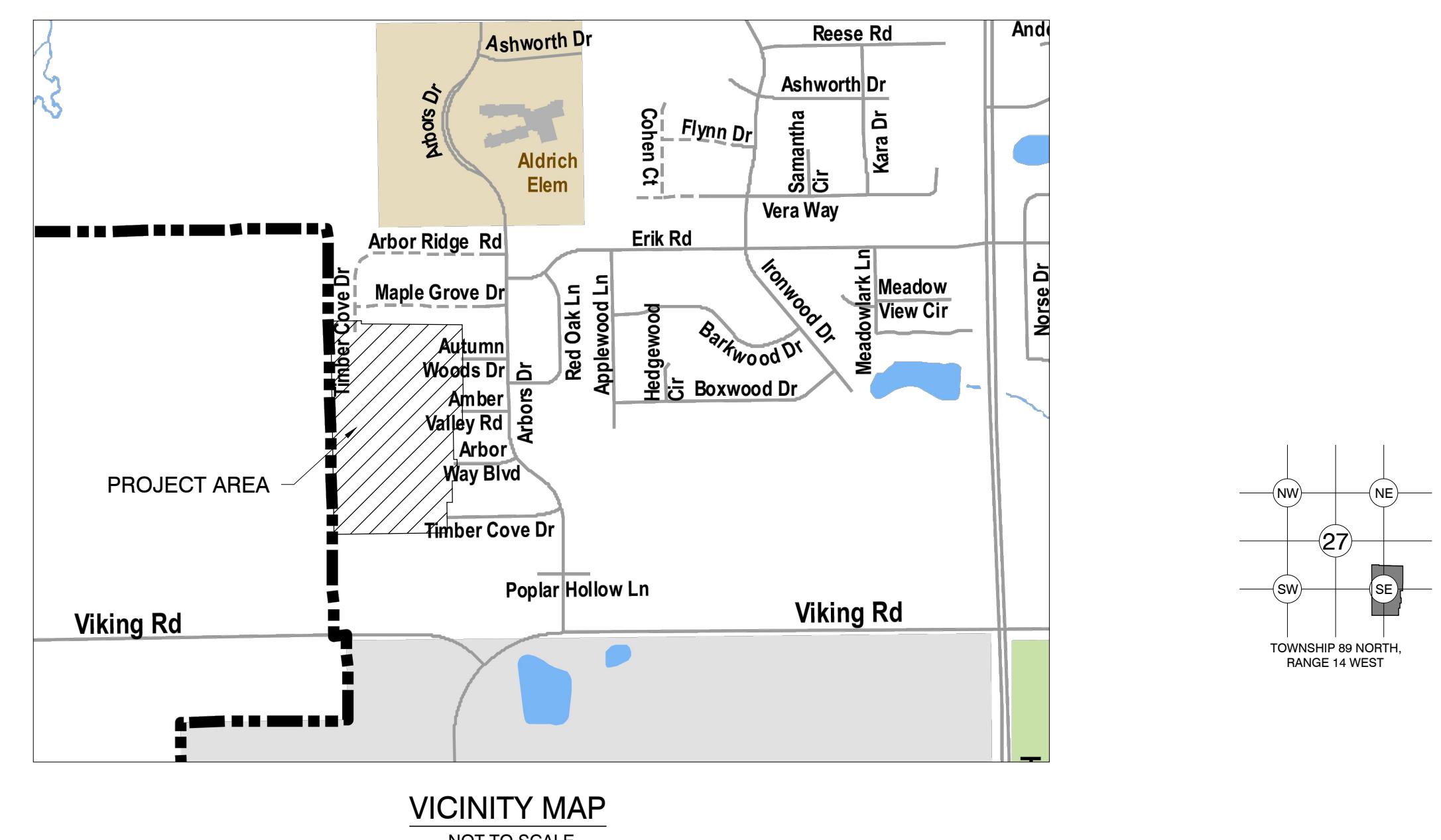
### SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	MASTER PLAN

### LEGAL DESCRIPTION

THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  AND PARCEL "B" ALL IN SECTION 27, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M. AND PARCEL "B" RECORDED IN INSTRUMENT #2014-13132 IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY, IOWA, EXCEPT THE ARBORS FIRST ADDITION RECORDED IN INSTRUMENT #2015-19403, THE ARBORS SECOND ADDITION RECORDED IN INSTRUMENT #2017-6104, THE ARBORS THIRD ADDITION RECORDED IN INSTRUMENT #2018-10409, AND THE ARBORS FOURTH ADDITION RECORDED IN INSTRUMENT #2021-00019372, ALL RECORDED IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY, IOWA, CONTAINING 25.89 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



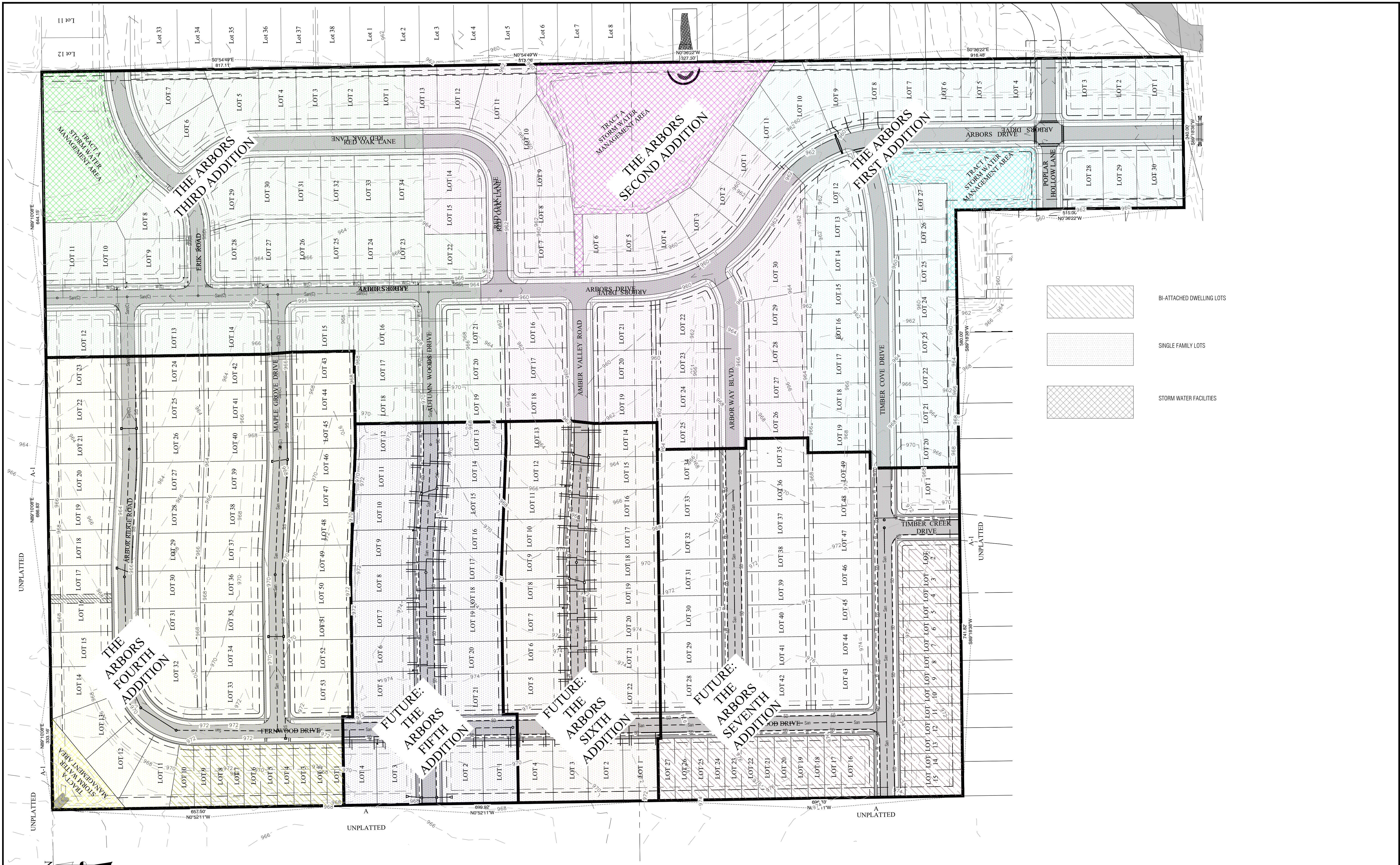
Clapsaddle-Garber Associates, Inc  
5106 Nordic Drive  
Cedar Falls, Iowa 50613  
Ph 319-266-0258  
www.cgaconsultants.com

DESIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
DRAWN: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

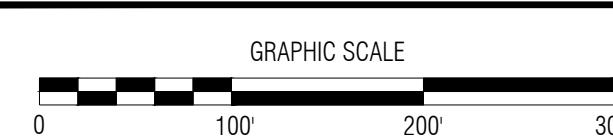
**THE ARBORS ADDITION**  
CEDAR FALLS, IOWA

**COVER SHEET**

PROJECT NO.: 5622  
SHEET NO.: 1 OF 2



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NO.  
1

**REVISION**

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**REVISE STREET NAME**

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1

	DATE	NO.
	05-21-20	

104

## REVISION

100

ATE  
CGA

Clapsaddle-Garber A  
5106 Nordic Drive  
Cedar Falls, Iowa 50613  
Ph 319-266-0258

sociates, Inc

D: \_\_\_\_\_ DATE  
\_\_\_\_\_ DATE  
D: \_\_\_\_\_ DATE

TH

# THE AR

# BORS EDAR FALL

ADD  
S. IOWA

# THE ARBORS ADDITION

## CEDAR FALLS, IOWA

# MASTER PLAN

PROJECT NO.  
5622



## DEPARTMENT OF COMMUNITY DEVELOPMENT

**City of Cedar Falls**  
**220 Clay Street**  
**Cedar Falls, Iowa 50613**  
**Phone: 319-273-8600**  
**Fax: 319-268-5126**  
**www.cedarfalls.com**

### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning and Zoning Commission  
**FROM:** Michelle Pezley, Planner III  
           Matthew Tolan, EI, Civil Engineer II  
**DATE:** August 23, 2023  
**SUBJECT:** Revision to the preliminary plat for The Arbors subdivision

**REQUEST:** Request to amend the preliminary plat for The Arbors subdivision

**PETITIONERS:** CGA, Engineers and Midwest Development Co., property owners.

**LOCATION:** 25.3 acres; north of W. Viking Road, west of Arbors Drive

**PROJECT #:** PP23-003 Preliminary Plat Amendment to The Arbors subdivision

#### PROPOSAL

The applicant owns approximately 25.3 undeveloped acres located north of W. Viking Road and West of Arbors Drive that is within the RP Zoning District and a part of the approved preliminary plat for The Arbors Subdivision. The applicant proposes changes to the preliminary plat that will reduce the number of lots compared to the approved master plan and preliminary plat approved in 2020. The amendment to the master plan request is reviewed in a separate agenda item (MP23-003).



## BACKGROUND:

In April of 2014, the City Council approved the rezoning of this area from A-1 Agricultural to RP Planned Residential District as well as approving a Preliminary Plat for this subdivision (82.5 total acres). The original RP District Plan and Preliminary Plat showed a future build-out for up to 204 one and two -family lots in six “phases”. The first three phases are developed as proposed in the original preliminary plat. In May of 2020, the City Council approved a revised preliminary plat and RP District Master Plan to include 39 bi-attached lots and realign the streets. The changes were approved to have a total of 239 lots,

The applicant requests another amendment to the preliminary plat that converts 10 bi-attached dwelling lots to 5 single family detached lots. They are also requesting to split Phase 5 into two smaller phases, which will result in a total of seven phases.

This case is related to and dependent on approval of the proposed changes to the RP Master Plan described in a separate staff report under case number MP23-003).

## ANALYSIS

### **Lot Configurations:**

With this revision, the applicant proposes 21 lots intended for single family detached dwellings for Phase 5, 22 lots intended for single family detached dwellings for Phase 6, and 49 lots for a mix of single-family detached dwellings and single family bi-attached dwellings for Phase 7. Phase 7 will still have the 26 bi-attached lots. As shown on the next page, highlighted in blue are the lots that are converted from single family bi-attached lots into single-family detached lots.

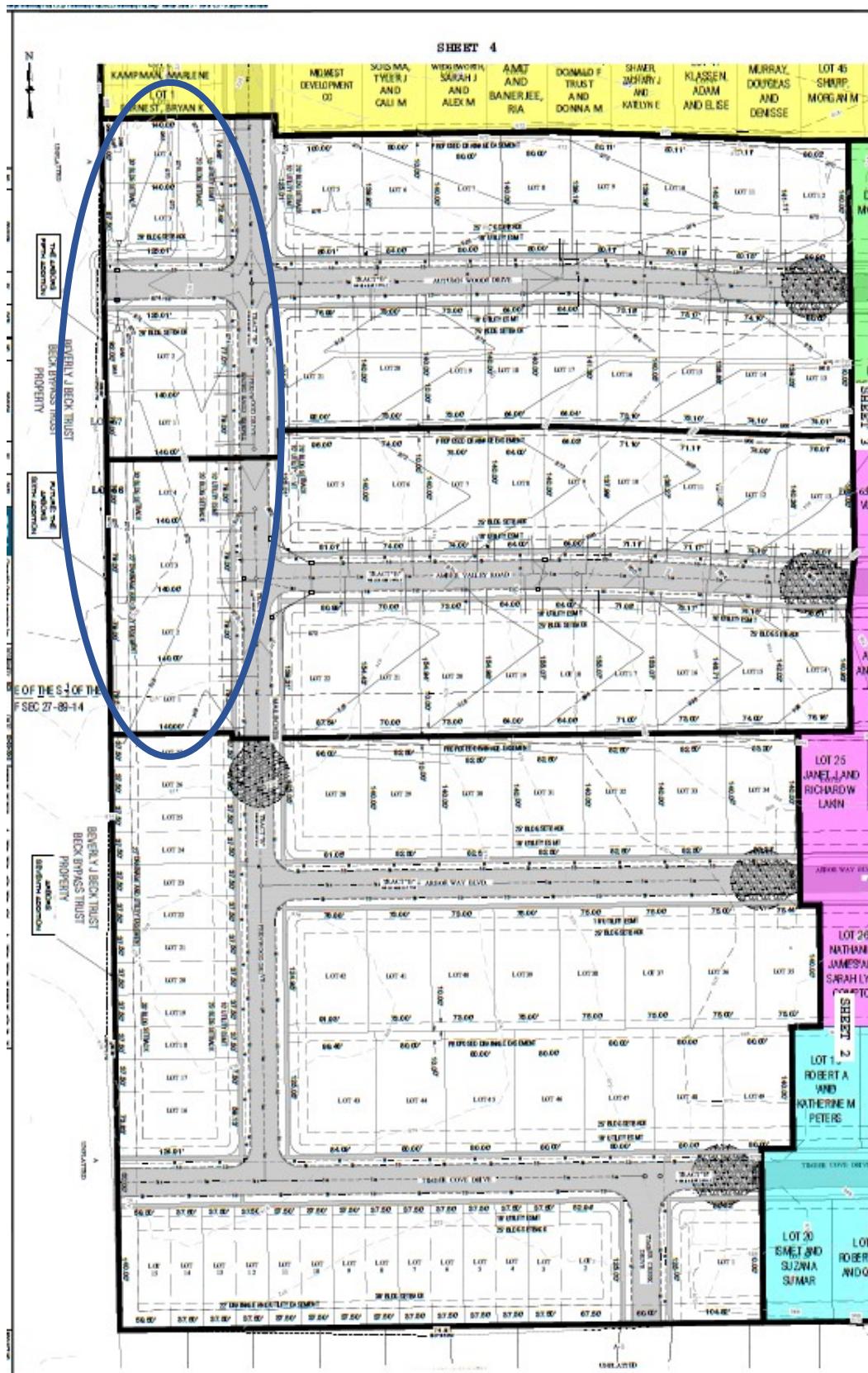
The updated residential lots are proposed to be between 10,000 square feet to 12,000 square feet. The revised lots also are at least 70 feet wide. Within the RP Zoning District, there is flexibility to establish unique building setbacks for the lots. In The Arbors subdivision, the developer has specified 5-foot side yard setbacks, 30-foot rear yard setbacks, and 25-foot front yard setbacks. On lots that have a street-fronting side yard, the setback is 20 feet. The R-4 District setback standards apply around the perimeter of any RP District. Therefore, developer has established a 30-foot setback around the perimeter of the RP District, so lots that abut the western boundary of the district have 30-foot setbacks.

This preliminary plat is in conformance with the revised master plat as proposed (MP23-003).

### **Process:**

The final plat must be in conformance to the approved preliminary plat. Approval of a revised preliminary plat will allow the developer to proceed with the construction and installation of all required public infrastructure such as streets, sewers, and other utilities for the next phase of the subdivision, The Arbors, 5<sup>th</sup> Addition. Final platting must follow the phasing plan as shown in the master plan and the preliminary plat. No lot sales or new home construction can begin until a final plat is approved by the City Council. A final plat cannot be approved until infrastructure construction plans (streets, utilities, grading, etc.) are approved by the City Engineering Division and the infrastructure built

and accepted by the City or a performance bond established.



## TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the revised Preliminary Plat for the Arbors 5th, 6th, and 7th Additions Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. The developer is responsible for the construction of a properly sized water system from the existing 8" & 12" water mains on Autumn Woods Dr, Amber Valley Rd, Arbor Way Blvd, and Timber Cove Dr. Included in the installation are valves, fire hydrants and water service stubs for the new lots. Water main sizing and fire hydrant and valve placement locations will need to be modified. This will be done as a part of the construction plan review. The developer will need to make refundable investments for the installation of the electric and gas utilities to and throughout the addition. For a ten-year period after the installation, CFU will refund a portion of the refundable investments based upon the number of new service connections to the electric and gas distribution systems. There is no interest paid on the refundable investments and the total refunds will not exceed the original investment amounts. CFU will install the communication utility fiber system to serve the addition. The developer is responsible for the cost of the streetlight installations required for any City streets.

## **Neighbor Notice:**

A courtesy notice to nearby property owners was mailed on August 16, 2023.

## RECOMMENDATION

Staff recommends gathering any comments from the Planning and Zoning Commission and public and continuing the discussion at the next Planning and Zoning Commission meeting on September 13, 2023.

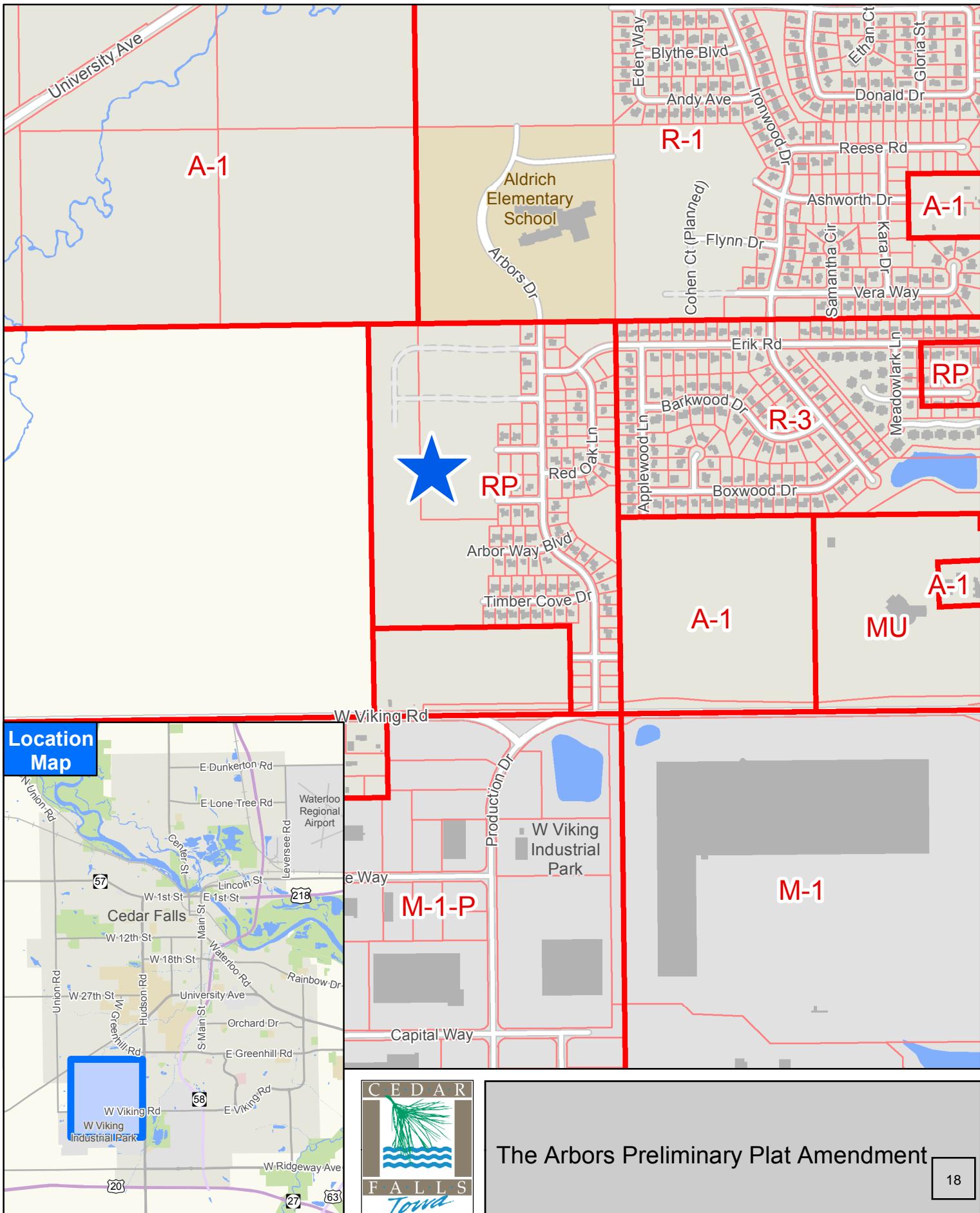
## PLANNING AND ZONING

Discussion  
8/23/23

# Cedar Falls Planning & Zoning Commission

## August 23, 2023

Item 5.



# THE ARBORS FIFTH, SIXTH, AND SEVENTH ADDITION PRELIMINARY PLAT

CEDAR FALLS, IA  
JULY 2023

## LEGEND

EXISTING	PROPOSED
	EVERGREEN TREE
	DECIDUOUS TREE
	SHRUBS (BUSHES)
	TREE LINE
	SIGN (TYPE AS NOTED)
—X— X— X—	FENCE
○—○—○—	SILT FENCE
	CONTOUR LINE
---W(*)---	WATERLINE
☒	WATER VALVE
☒	FIRE HYDRANT
---San(*)---	SANITARY SEWER LINE
---SIS(*)---	STORM SEWER LINE
(M)	MANHOLE
○	CLEANOUT
□	INTAKE
○	BEEHIVE INTAKE
---G(*)---	GAS LINE
☒	GAS VALVE
—OH—	OVERHEAD ELECTRICAL LINE
---E(*)---	BURIED ELECTRICAL LINE
∅	POWER POLE
☀	STREET LIGHT
☒	ELECTRICAL BOX/TRANSFORMER
---T(*)---	TELEPHONE LINE
①	TELEPHONE PEDESTAL

## SHEET INDEX

SHEET 1	COVER SHEET
SHEETS 2-5	OVERALL PLAN
SHEET 6	PRELIMINARY PLAT
SHEET 7	GRADING

MINIMUM LOW OPENINGS							
5th Addition		6th Addition		7th Addition			
LOT	ELEVATION	LOT	ELEVATION	LOT	ELEVATION	LOT	
1	972.00	1	972.51	1	968.69	26	972.53
2	972.00	2	971.40	2	971.90	27	972.16
3	968.32	3	970.77	3	971.85	28	973.91
4	968.00	4	970.99	4	971.51	29	971.82
5	975.23	5	973.45	5	971.31	30	970.59
6	974.56	6	972.47	6	971.35	31	969.35
7	973.93	7	971.55	7	971.55	32	968.11
8	973.31	8	970.73	8	971.67	33	966.87
9	972.67	9	969.93	9	971.99	34	965.63
10	972.04	10	969.09	10	972.37	35	967.43
11	971.44	11	968.20	11	972.62	36	968.37
12	970.80	12	967.23	12	973.11	37	969.31
13	966.32	13	966.31	13	973.45	38	970.24
14	967.25	14	964.46	14	973.67	39	971.20
15	968.22	15	965.48	15	973.75	40	972.11
16	969.10	16	966.58	16	972.58	41	973.13
17	970.00	17	967.67	17	973.14	42	978.05
18	970.73	18	968.61	18	973.52	43	977.57
19	971.55	19	969.58	19	973.89	44	973.09
20	972.49	20	970.63	20	974.27	45	972.09
21	973.47	21	971.70	21	974.37	46	971.09
		22	972.78	22	974.00	47	970.09
			23	973.63	48	969.09	
			24	973.26	49	968.09	
			25	972.89			

## OWNERS OF RECORD

MIDWEST DEVELOPMENT CO.  
411 FIRST AVENUE SE  
CEDAR RAPIDS, IA

## FLOOD ZONE

ZONE X  
AREA OF MINIMAL FLOOD HAZARD  
PANEL # 19013C0276F  
EFFECTIVE DATE: JULY 18, 2011

## SETBACK DATA

FRONT YARD = 25 FT  
REAR YARD = 30 FT  
SIDE YARD\* = 5 FT. (\*)EXCEPT AS NOTED

\*LOTS MAY BE SPLIT OR DIVIDED TO PROVIDE FOR MORE  
LOT AREA BY BEING ADDED TO AN ADJOINING LOT. SIDE  
YARD SETBACKS SHALL BE BASED ON  
OWNERSHIP/PROPERTY LINES RATHER THAN PLATTED LOT  
LINES.

## SURVEY LEGEND

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET
- PARCEL OR LOT CORNER MONUMENT FOUND  
AS NOTED ON PLAN
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC  
ID CAP #17162
- ( ) RECORDED AS

## SURVEYOR AND ENGINEER

TRAVIS R. STEWART, P.L.S.  
ADAM C. DETERS, P.E.  
CLAPSADDLE GARBER ASSOCIATES  
P.O. BOX 754 - 16 E. MAIN STREET  
MARSHALLTOWN, IOWA 50158  
(641)752-6701

## ZONING INFORMATION:

RP (UNLESS NOTED OTHERWISE)

## SURVEY REQUESTED BY:

MIDWEST DEVELOPMENT CO.  
411 FIRST AVENUE SE  
CEDAR RAPIDS, IA

## RESTRICTIONS

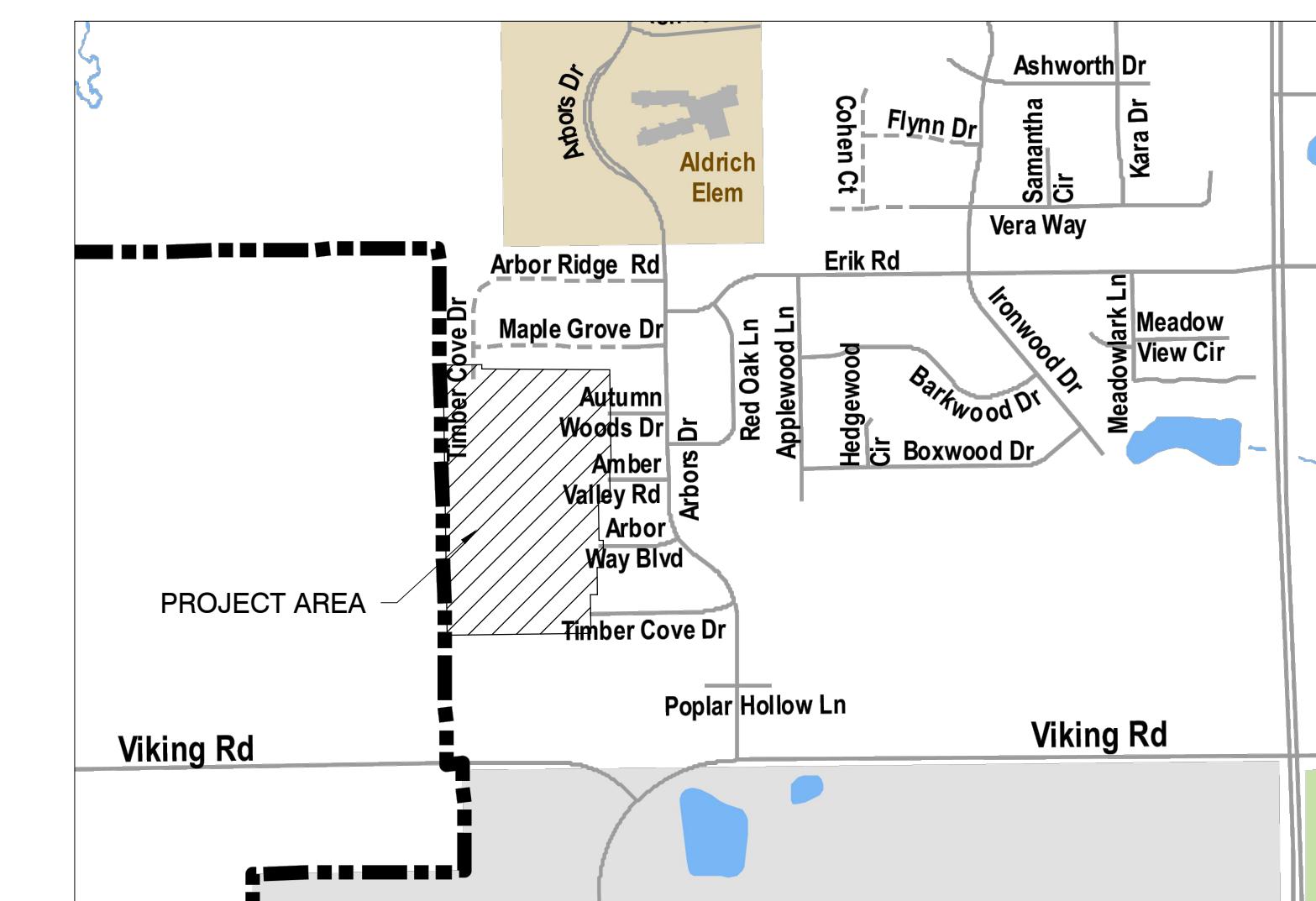
(SEE DEED OF DEDICATION)

## CLOSURE:

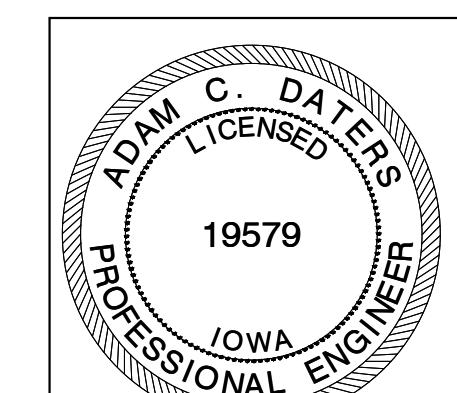
- ALL SUBDIVISION BOUNDARIES ARE WITHIN THE 1:10,000 ERROR OF CLOSURE REQUIREMENT
- ALL LOTS ARE WITHIN THE 1:5000 ERROR OF CLOSURE REQUIREMENT

## NOTE:

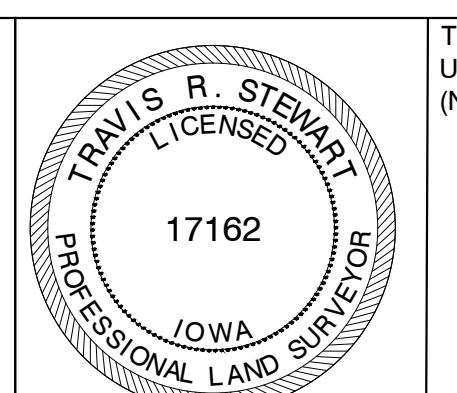
ALL BEARINGS ARE THE RESULT OF G.P.S.  
OBSERVATIONS USING NAD83 IOWA STATE PLAN  
NORTH ZONE



VICINITY MAP  
NOT TO SCALE



TO THE BEST OF MY KNOWLEDGE, THIS PRELIMINARY PLAT  
CONFORMS TO THE PRELIMINARY PLAT REQUIREMENTS OF  
THE CITY OF CEDAR FALLS, IA  
(NOT TO BE USED FOR CONSTRUCTION)  
  
Signature  
ADAM C. DETERS, PE  
Iowa License Number 19579  
My license renewal date is December 31, 2024  
  
Pages or sheets covered by this seal:



THIS PRELIMINARY PLAT PERIMETER BOUNDARY WAS PREPARED  
UNDER MY DIRECT SUPERVISION  
(NOT TO BE USED FOR CONSTRUCTION)  
  
TRAVIS R. STEWART, PLS  
Iowa License Number 17162  
My License Renewal Date is December 31, 2023  
  
Pages or sheets covered by this seal:

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	REVISE STREET NAME	SJC	05-21-20				



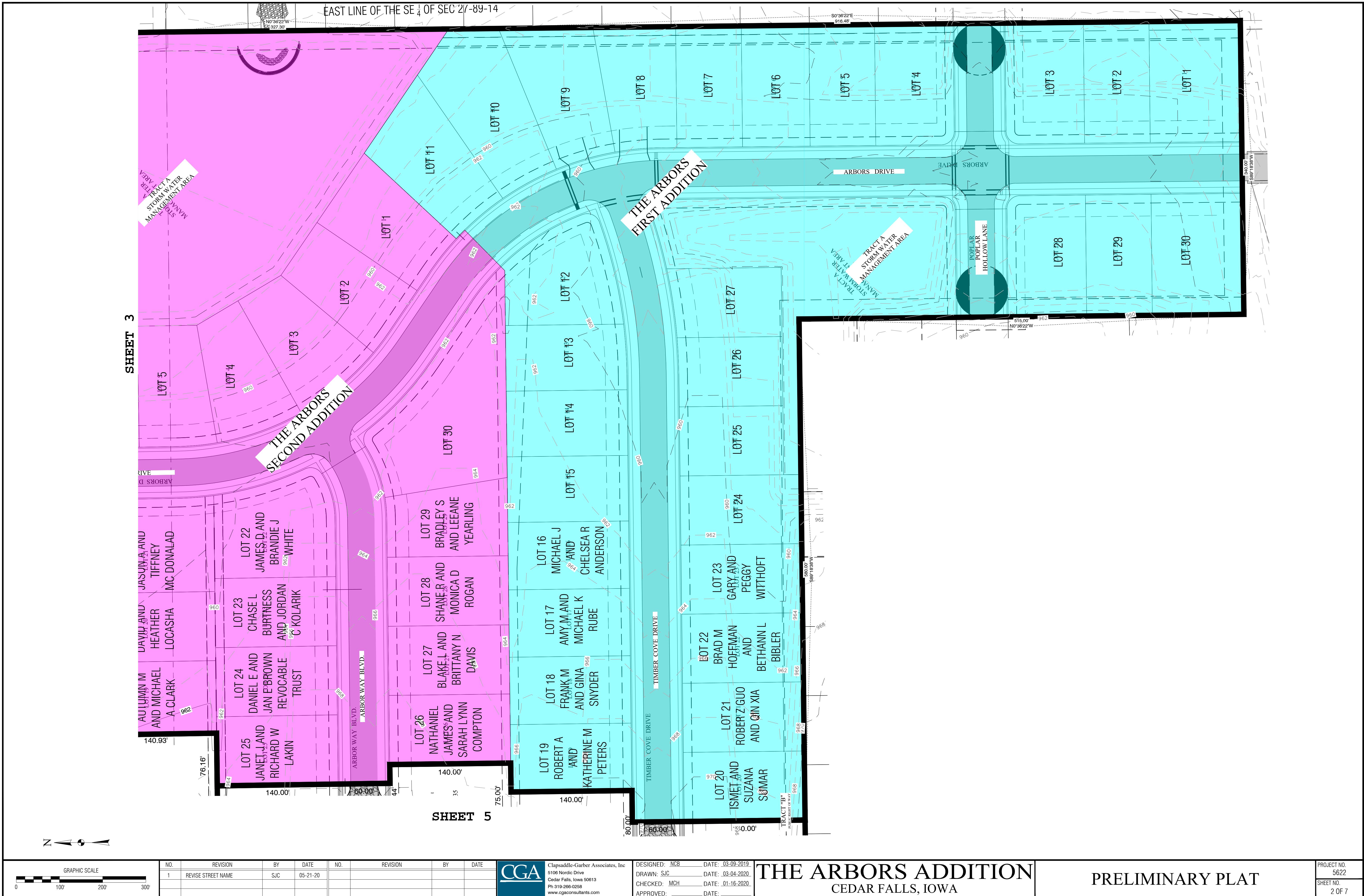
Clapsaddle-Garber Associates, Inc.  
5106 Nordic Drive  
Cedar Falls, Iowa 50613  
Ph 319-266-0258  
www.cgaconsultants.com

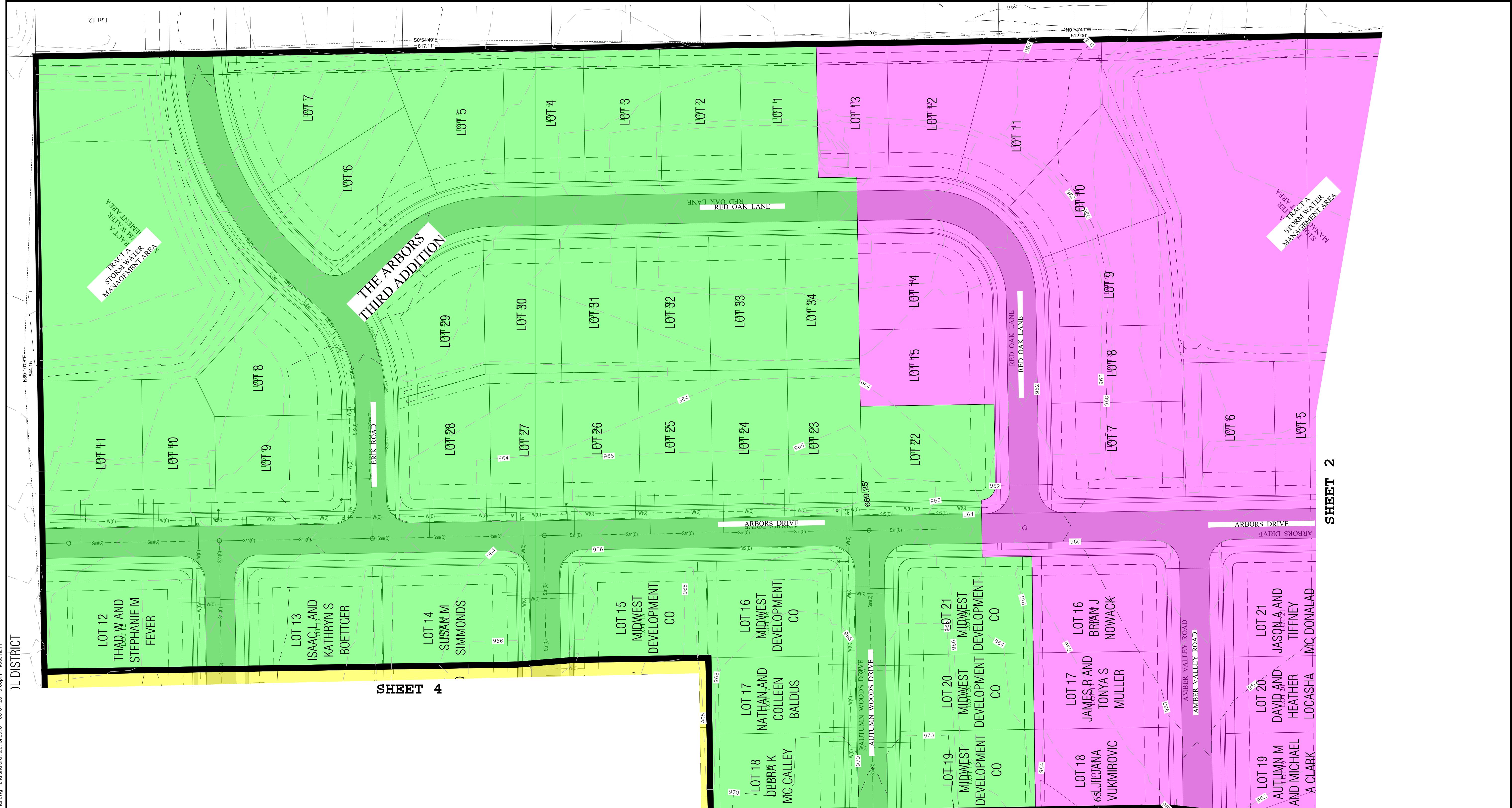
DESIGNED: ACD DATE: 7/1/2023  
DRAWN: LSK DATE: 7/6/2023  
CHECKED: TRS DATE: 7/7/2023  
APPROVED: DATE:

THE ARBORS ADDITION  
CEDAR FALLS, IOWA

PRELIMINARY PLAT

PROJECT NO:  
5622  
SHEET NO:  
1 OF 7





**CLARK AND MARILYN UHL PROPERTY**

**UNPLATTED**

**UNPLATTED**

**CITY OF CEDAR FALLS**  
**CEDAR FALLS COMMUNITY SCHOOL DISTRICT**

**NORTH LINE OF THE SE<sup>1</sup>/<sub>4</sub> OF SEC 27-89-14**

**THE ARBORS FOURTH ADDITION**

**LOT 14**  
LOT 15  
LOT 16  
LOT 17  
LOT 18  
LOT 19  
LOT 20  
LOT 21  
LOT 22  
LOT 23  
LOT 12  
THAD W AND STEPHANIE M FEVER

**LOT 13**  
LOT 12  
LOT 11  
LOT 10  
LOT 9  
LOT 8  
MIDWEST DEVELOPMENT CO  
LOT 7  
MIDWEST DEVELOPMENT CO  
LOT 6  
MIDWEST DEVELOPMENT CO  
LOT 5  
MIDWEST DEVELOPMENT CO  
LOT 4  
LYNCH, JOHN AND AMY  
LOT 3  
MIDWEST DEVELOPMENT CO  
LOT 2  
KAMPMAN, MARLENE  
LOT 1  
EARNST, BRYAN K

**LOT 32**  
LOT 31  
LOT 30  
LOT 29  
LOT 28  
LOT 27  
LOT 26  
LOT 25  
LOT 24  
LOT 13  
ISAAC L AND KATHRYN S BOETTGER

**LOT 33**  
LOT 34  
MIDWEST DEVELOPMENT CO  
LOT 35  
MIDWEST DEVELOPMENT CO  
LOT 36  
BJORSETH, CRAIG AND LACEY  
LOT 37  
MIDWEST DEVELOPMENT CO  
LOT 38  
ANDRIANO, SUE  
LOT 39  
PADDAA, MANRAJ AND JSKARAN  
LOT 40  
MIDWEST DEVELOPMENT CO  
LOT 41  
GREINER, THERESA L REV TRUST  
LOT 42  
KADDATZ, JONH R AND KATHLEEN  
LOT 14  
SUSAN M SIMMONDS

**LOT 53**  
MIDWEST DEVELOPMENT CO  
LOT 52  
SOLSMA, TYLER J AND CALI M  
LOT 51  
WEDGEWORTH, SARAH J AND ALEX M  
LOT 50  
BHATTACHARJEE, AMIT AND BANERJEE, RIA  
LOT 49  
KETTERHAGEN, DONALD F TRUST AND DONNA M  
LOT 48  
SHAYER, ZACHARY J  
LOT 47  
KLASSEN, ADAM AND KATELYN E  
LOT 46  
MURRAY, DOUGLAS AND DENISSE  
LOT 45  
SHARP, MORGAN M  
LOT 44  
VUPPALA, GAYATHRI  
LOT 43  
WIEBERS, JON AND KELLY, PAMELA  
LOT 15  
MIDWEST DEVELOPMENT CO

**UNPLATTED**

**A-1**

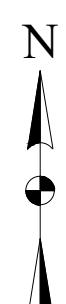
**A-1**

**668.83'**  
**N89°10'08"E**

**PROPOSED DRAINAGE EASEMENT**

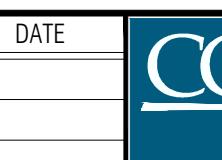
**SHEET 3**

**SHEET 5**



A graphic scale bar consisting of a horizontal line with a black and white checkered pattern on its left side. The word "GRAPHIC SCALE" is printed above the line. Below the line, numerical markings indicate distances of 0, 50', 100', and 150'.

NO.	REVISION	BY	DATE	NO.	REV
1	REVISE STREET NAME	SJC	05-21-20		



ociates, Inc DESIGNER  
DRAWN:  
CHECKED:  
APPROVED:

D: NCB DATE  
SJC DATE  
D: MCH DATE  
ED: DATE

: 03-09-2019  
: 03-04-2020  
: 01-16-2020

# THE AR

# ARBOR CEDAR FA

# S ADD LLS, IOWA

# DITIO A

# ON

PREI

## ELIMINAT

# TRY PLA

1

PROJECT NO.	5622
SHEET NO.	4 OF 7

2019  
2020  
2020

# THE ARBORS ADDITION

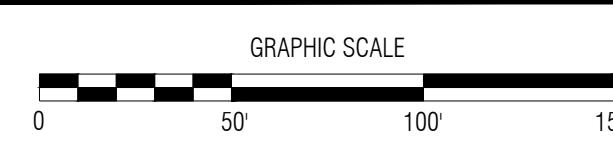
## CEDAR FALLS, IOWA

## PRELIMINARY PLAT

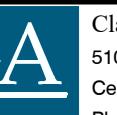




UNPLATTED

THE ARBORS  
FIFTH ADDITIONFUTURE: THE  
ARBORS  
SIXTH ADDITIONFUTURE: THE  
ARBORS  
SEVENTH ADDITION

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	REVISE STREET NAME	SJC	05-21-20				



Clapsaddle-Garber Associates, Inc.  
5106 Nordic Drive  
Cedar Falls, Iowa 50613  
Ph 319-266-0258  
www.cgaconsultants.com

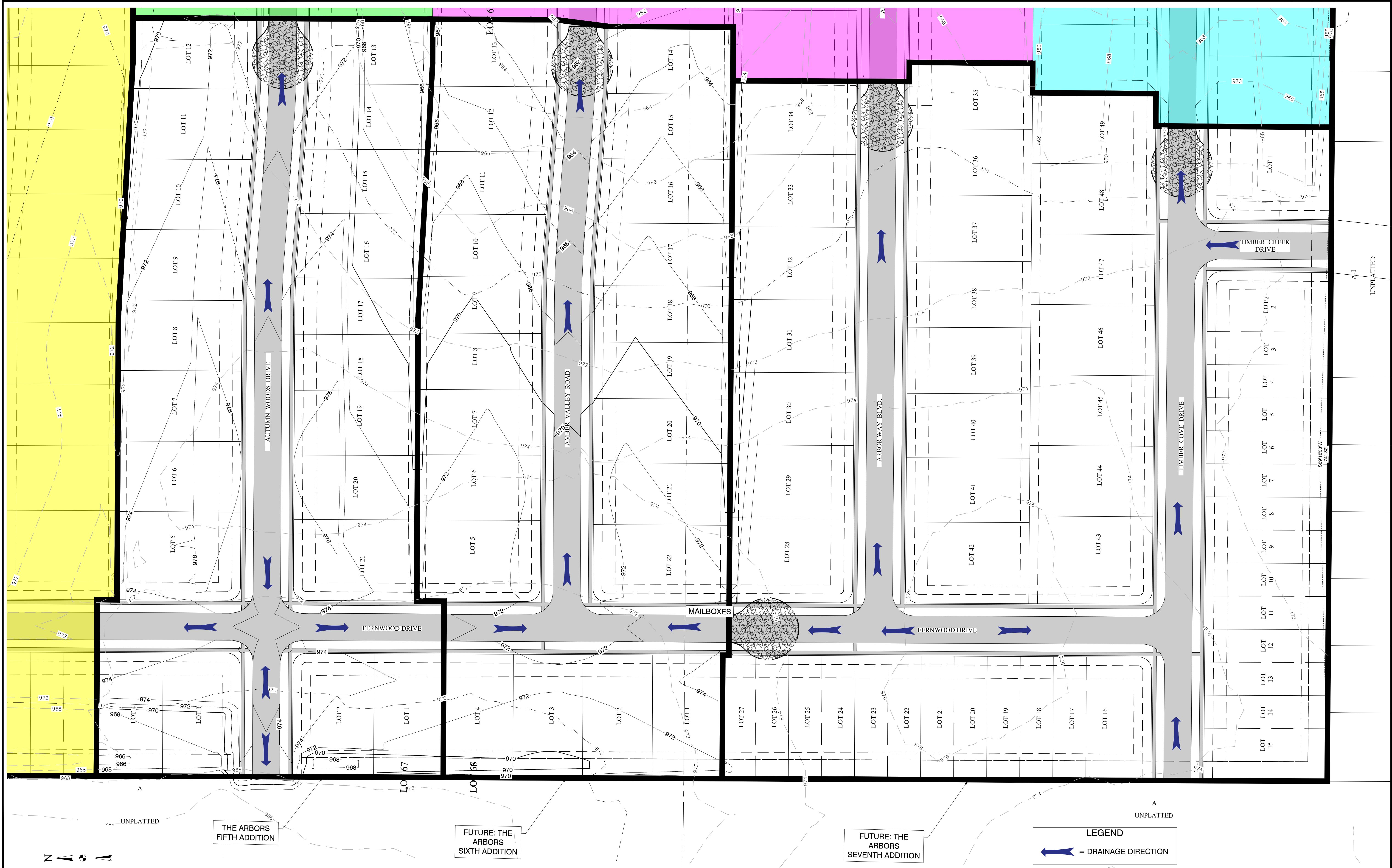
DESIGNED: NCB DATE: 11-26-2019  
DRAWN: SJC DATE: 03-04-2020  
CHECKED: MCH DATE: 03-09-2020  
APPROVED: DATE:

# THE ARBORS ADDITION

CEDAR FALLS, IOWA

## PRELIMINARY PLAT

PROJECT NO.: 5622  
SHEET NO.: 6 OF 7



J:\5622\dwg\Survey\Preliminary Plat\7.3.23 Preliminary Plat.dwg - Grading - Sheet 7 - 08-07-23 - 9:04pm - lkossmann



NO.	REVISION
1	REVISE STREET NAME

	BY	DATE
	SJC	05-21-20



**A** Clapsaddle-Garber Associates  
5106 Nordic Drive  
Cedar Falls, Iowa 50613  
Ph 319-266-0258  
[www.cgaconsultants.com](http://www.cgaconsultants.com)

, Inc	DESIGNED: <u>NCB</u>	DATE: <u>11-26-2019</u>
	DRAWN: <u>SJC</u>	DATE: <u>03-04-2020</u>
	CHECKED: <u>MCH</u>	DATE: <u>03-09-2020</u>
	APPROVED: _____	DATE: _____

# THE ARBORS ADDITION

## CEDAR FALLS, IOWA

# PRELIMINARY PLAT

PROJECT NO.  
5622

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SHEET NO.  
7 OF 7